

Capsule Summary

Inventory No. F-1-100

J.C. Osborn-T.L. Thomas Farm

5649 Mountville Rd.

Adamstown

Frederick County, Maryland

Ca. 1864 (house, barn, wagon shed), ca. 1920 (workshop)

Access: Private

The J.C. Osborn-T.L. Thomas Farmstead, now known as the Chuck Wade Sod Farm, is a good representative collection of buildings showing the development of a grain farm through the latter half of the 19th century and into the 20th century. Only two of the seven buildings standing were constructed during the 1980s when the farm was converted to sod production. Interior changes to the house and lower level of the barn have impacted the buildings' integrity architecturally, however the well-maintained condition of all of the buildings is relatively unusual in the changing agricultural landscape of Frederick County. All of the buildings are slated for demolition prior to development of the farm tract for housing. The farmstead is situated on a plain of nearly level land just to the southwest of Adamstown, within a triangle formed by the B&O Railroad, Mountville Road and Doubs Road. The surrounding farmland is devoted to production of sod, so the landscape is open, well-tended grassland. The house faces north and the barn south.

The J.C. Osborn-T.L. Thomas Farm is a significant example of the development of the Carrollton Manor following its subdivision in the 1820s and 1830s. The 140-acre parcel on which the farmstead stands, originally consisting of 184 acres, was part of Manor Subdivision Lot. No. 10. It served as "arable" acreage until its purchase by John C. Osborn in 1864, when construction of the farmstead buildings began. Osborn's

nephew, Thomas L. Thomas, with whom the farm was most closely associated, reportedly improved the farm throughout his forty-year occupation. Later owners have added only a few buildings. All of the farm buildings are slated for demolition prior to development of the land for housing.

Maryland Historical Trust

Maryland Inventory of Historic Properties Form

Inventory No. F-1-100

1. Name of Property (indicate preferred name)

historic J.C. Osborn-T.L. Thomas Farm (preferred)
other Chuck Wade Sod Farm

2. Location

street and number 5649 Mountville Rd. not for publication
city, town Adamstown X vicinity
county Frederick

3. Owner of Property (gives names and mailing addresses of all owners)

name Chuck Wade Landscaping, Inc.
street and number 5649 Mountville Rd., P.O. Box 6 Telephone 301-662-0736
city, town Adamstown state MD zip code 21710

4. Location of Legal Description

courthouse, registry of deeds, etc. Frederick County Courthouse liber 1156 Folio 504
city, town Frederick tax map 103 tax parcel 35 tax ID number

5. Primary Location of Additional Data

- ☐ Contributing Resource in National Register District
☐ Contributing Resource in Local Historic District
☐ Determined Eligible for the National Register/Maryland Register
☐ Determined Ineligible for the National Register/Maryland Register
☐ Recorded by HABS/HAER
☐ Historic Structure Report or Research Report at MHT
☐ Other: _____

6. Classification

Category	Ownership	Current Function	Resource Count
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> agriculture	Contributing Noncontributing
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> commerce/trade	5 2 buildings
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> defense	religion sites
<input type="checkbox"/> site		<input type="checkbox"/> domestic	social structures
<input type="checkbox"/> object		<input type="checkbox"/> education	transportation objects
		<input type="checkbox"/> funerary	work in progress 5 2 Total
		<input type="checkbox"/> government	unknown
		<input type="checkbox"/> health care	vacant/not in use
		<input type="checkbox"/> industry	other:
			Number of Contributing Resources previously listed in the Inventory
			0

7. Description

Inventory No. F-1-100

Condition

<input type="checkbox"/>	excellent	<input type="checkbox"/>	Deteriorated
<input checked="" type="checkbox"/>	good	<input type="checkbox"/>	Ruins
<input type="checkbox"/>	fair	<input type="checkbox"/>	Altered

Prepare both a one paragraph summary and a comprehensive description of the resource and its various elements as it exists today.

Summary

The J.C. Osborn-T.L. Thomas Farmstead, now known as the Chuck Wade Sod Farm, is a good representative collection of buildings showing the development of a grain farm through the latter half of the 19th century and into the 20th century. Only two of the seven buildings standing were constructed during the 1980s when the farm was converted to sod production. Interior changes to the house and lower level of the barn have impacted the buildings' integrity architecturally, however the well-maintained condition of all of the buildings is relatively unusual in the changing agricultural landscape of Frederick County. All of the buildings are slated for demolition prior to development of the farm tract for housing. The farmstead is situated on a plain of nearly level land just to the southwest of Adamstown, within a triangle formed by the B&O Railroad, Mountville Road and Doubs Road. The surrounding farmland is devoted to production of sod, so the landscape is open, well-tended grassland. The house faces north and the barn south.

Description

Situated just southwest of the small town of Adamstown on the south side of Mountville Road, the 140-acre farm tract on which the Osborn-Thomas Farmstead stands consists entirely of the distinctively flat land associated with the former Carrollton Manor of southern Frederick County. The farmland is now used in the production of landscaping sod resulting in an unusually open landscape without the tree or fence-line field delineations more commonly associated with agricultural landscapes in the region.

Approached from Mountville Road on the northeast by a long gravel drive, the building complex is sited in the center of the farm tract, a tight group of seven buildings. The yard is landscaped with flowering plants, several shade trees and a small number of evergreen bushes. The farm buildings are painted a classic barn red while the house and office building are white. A small horse corral of white fence extends from the wagon shed, now used for miniature horse stalls.

The house is a two-story brick gable-end construction on stone foundation. A brick interior chimney rises from each gable end. The roof is covered with standing seam metal sheets and some replacement corrugated metal sheets. A corbelled brick cornice extends across both the south and north elevations. The south elevation is four bays wide, however the fenestration on the first floor has only three openings presenting a window/door/blank wall/window pattern. There is no evidence that a second door was removed from this wall. Although the driveway approach is to this side of the building, it appears that the south elevation is in fact the rear of the house. All windows and the door have wide wood lintels; the door has a three-light transom; the windows are one over one sash replacements. A concrete open porch surface extends across three bays; a steel bulkhead basement entrance extends below the forth (eastern-most) bay. The

Maryland Historical Trust

Maryland Inventory of Historic Properties Form

Inventory No. F-1-100

Name J.C. Osborn-T.L. Thomas Farmstead
Continuation Sheet

Number 7 Page 1

north elevation is four bays with window/window/door/window fenestration on both the first and second floors, indicating that the façade probably originally included a two-story porch although no other evidence remains. All windows and doors have wide wood lintels. The upper story door has a three-light transom. The lower story door has been replaced with modern sliding patio glass doors and framed infill covered with siding. However, the presence of the wood lintel extending beyond the width of the wide opening indicates the possibility that this was a Greek Revival styled three-part entrance with sidelights which would have required the wider opening. This implies that the north elevation, facing toward Adamstown, was the formal front elevation of the house historically. All windows are replacement one over one sash. Both gable ends have a six over six light sash garret window.

On the west gable end is a two-bay, one-story frame kitchen wing. The kitchen's south elevation has a window/door fenestration, shaded by a cantilevered roof extension over an open concrete porch area. There is a brick exterior chimney on the west gable end and a small storage room addition with a window on the north elevation. The entire kitchen wing is covered with asbestos shingle siding. The roof is covered with corrugated metal sheets. A window in the west gable end, upper story has been boarded over.

The interior of the house and kitchen is covered with wood paneling and drop ceilings; all fireplaces have been enclosed. Exposed historic double beaded moldings can be found around several doors and windows. Cast iron box locks with ceramic knobs, c.1860s, remain on several interior doors. An enclosed winding stair with vertical board door is located near the center of the south wall in the area of the blank wall on the south elevation (explaining the lack of an opening on the exterior wall). The south elevation door is completely blocked by interior paneling. The second story was not observed.

Immediately west of the kitchen wing of the house is a light timber frame wood shed covered with asbestos shingle siding. The building is constructed using a mixture of hewn and sawn beams. It has a vertical board and batten door with wrought iron hinges and latch. The roof is covered with corrugated metal sheets.

Several hundred feet to the southwest of the house is the Pennsylvania bank barn. It is constructed on a limestone foundation framed with mortise and tenoned straight sawn beams with massive hewn floor beams, which extend over the cantilevered forebay. The cantilevered forebay is located within the symmetrical barn framing, typical of the standard Pennsylvania barn style of the 19th century.¹ The western forebay end is closed with an extension of the stone foundation wall while the east end is supported with a post. According to the Ensminger barn morphology, this is a transitional form moving from closed to open forebay ends and falls within the middle of the 1790-1890 period. Four steel pole supports along the length of the forebay are a more recent addition. All of the stalls within the lower level of the barn have been removed, leaving a large open space. The beams are now supported with sawn summer beams with heavy square posts. The area does not appear to have been converted to dairy production.

¹ Robert Ensminger, *The Pennsylvania Barn*, (Baltimore, MD: Johns Hopkins University Press, 1992), pp. 67-72.

Maryland Historical Trust

Maryland Inventory of Historic Properties Form

Inventory No. F-1-100

Name J.C. Osborn-T.L. Thomas Farmstead
Continuation Sheet

Number 7 Page 2

The somewhat distinctive width of the barn is achieved with symmetrical extensions on both sides of each framing bent (see attached drawing). The original track and pulley system for lifting and transporting hay is still in place along the interior roof ridge. The siding is vertical boards, some with battens. Gable ends are pierced with plain arched louvered vents. On the south elevation above the forebay two plain arched louvered vents are located on either side of two large sliding doors. On the north side of the barn a banked ramp leads to the central sliding doors of the upper threshing floor. The roof is channeled metal sheets.

In the south yard between the house and barn is a sawn light timber framed wagon shed. The building has a central drive-through with a corncrib on each side. It is typical of the combination wagon shed/corncribs constructed throughout the second half of the 19th century. The open central area now houses stalls for miniature horses.

Just off the northwest corner of the wagon shed is a c.1920 cast stone (rock-faced concrete block) workshop. It is a one story gable-front building with large sliding panel doors which enclose the open central bay. The long east and west walls each have a row of five, twelve pane fixed-light windows, which are protected with horizontal iron bars on the exterior. The interior is a large open room with workbenches along the walls. The roof is sheet metal.

Southwest of the barn is a modern metal frame, two-bay truck garage. Directly south of the house, fronting onto the north side of the driveway, is a modern one-story pre-fabricated building used as the office for the Chuck Wade Sod Farm.

8. Significance

Inventory No. F-1-100

Period	Areas of Significance	Check and justify below			
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> health/medicine	<input type="checkbox"/> performing arts	
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> archeology	<input type="checkbox"/> education	<input type="checkbox"/> industry	<input type="checkbox"/> philosophy	
<input checked="" type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> engineering	<input type="checkbox"/> invention	<input type="checkbox"/> politics/government	
<input type="checkbox"/> 1900-1999	<input type="checkbox"/> art	<input type="checkbox"/> entertainment/	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion	
<input type="checkbox"/> 2000-	<input type="checkbox"/> commerce	<input type="checkbox"/> recreation	<input type="checkbox"/> law	<input type="checkbox"/> science	
	<input type="checkbox"/> communications	<input type="checkbox"/> ethnic heritage	<input type="checkbox"/> literature	<input type="checkbox"/> social history	
	<input type="checkbox"/> community planning	<input type="checkbox"/> exploration/	<input type="checkbox"/> maritime history	<input type="checkbox"/> transportation	
	<input type="checkbox"/> conservation	<input type="checkbox"/> settlement	<input type="checkbox"/> military	<input type="checkbox"/> other: _____	
Specific dates	c. 1864-1930	Architect/Builder	unknown		
Construction dates	c. 1864				
Evaluation for:					
<input type="checkbox"/> National Register	<input type="checkbox"/> Maryland Register	<input checked="" type="checkbox"/> not evaluated			

Prepare a one-paragraph summary statement of significance addressing applicable criteria, followed by a narrative discussion of the history of the resource and its context. (For compliance projects, complete evaluation on a DOE Form – see manual.)

The J.C. Osborn-T.L. Thomas Farm is a significant example of the development of the Carrollton Manor following its subdivision in the 1820s and 1830s. The 140-acre parcel on which the farmstead stands, originally consisting of 184 acres, was part of Manor Subdivision Lot. No. 10. It served as "arable" acreage until its purchase by John C. Osborn in 1864, when construction of the farmstead buildings began. Osborn's nephew, Thomas L. Thomas, with whom the farm was most closely associated, reportedly improved the farm throughout his forty-year occupation. Later owners have added only a few buildings. All of the farm buildings are slated for demolition prior to development of the land for housing.

Historic Context

Frederick County and central Maryland in general were settled during the second half of the 18th century although there were habitations in the region as early as the 1730s. English entrepreneurs from eastern Maryland initially owned much of the land, however many of the settlers who actually lived in Frederick County were Germans who had migrated south from Pennsylvania. The area developed into a prime agricultural region with emphasis on the production of small grains. With grain farming dominating, related industries and transportation networks soon developed. Grist and flour milling was prevalent, as was distilling. Central Maryland along with south central Pennsylvania grew in importance as an agricultural region. In Maryland, Frederick and adjoining Washington County led the state in wheat and corn production throughout most of the 19th century. The greater region was the nation's bread basket until large scale grain production in the mid west overtook local production in the later 19th century. The agricultural economy of the region gradually changed from emphasis on grain production to dairy farming and other alternatives such as canning vegetables, fruits, and animal stock.

Maryland Historical Trust

Maryland Inventory of Historic Properties Form

Inventory No. F-1-100

Name J.C. Osborn-T.L. Thomas Farmstead
Continuation Sheet

Number 8 Page 1

Resource History

The Carroll family was preeminent during Maryland's colonial and early national periods. They held a position of prestige and economic dominance. There were Protestant and Catholic branches of the family, both of which had sons with the name of Charles Carroll in succeeding generations. The Catholic Carrolls were descended from "Charles Carroll, The Settler," who came to Maryland from Ireland in 1688, and who died in 1720. His son was Charles Carroll of Annapolis. The next generation included another Charles Carroll, destined to be owner of Carrollton Manor and signer of the Declaration of Independence. Born in Annapolis in 1737, the younger Charles was sent to England for schooling. Upon His return to America in 1765, he was given the 12,000-acre Carrollton Manor in Frederick County by his father to serve as a source of income.

Charles Carroll of Carrollton, as he was known to distinguish himself from his father, did not live on his Frederick County plantation, but rather leased the land as a number of "manor farms," collecting the annual rents for income.² In 1821, in his 84th year, Charles Carroll of Carrollton began to break-up the Manor, dividing it into large lots of several hundred acres each and conveying them to his children. The February 1821 division, described in Frederick County Land Record J.S. 17, pages 103-106, dated 24 December 1821, included Elizabeth Caton and Louisa Catherine Hervey, both living in Great Britain (Lots One and Two); Catherine and husband Robert Goodloe Harper (Lots Six, Eight, Eleven, and Twelve), and Mary Anne and Robert Patterson (Lot Nine plus 600 acres), all of Baltimore; Emily and John McTavish of Montreal (Lot Five); Mary Sophia and Richard H. Bayard of Philadelphia (Lot Ten); and Elizabeth Chew Carroll (represented by trustees), Harriet Carroll, and Louisa Catherine Carroll (Lots Seven, Three, and Four), all described as daughters of Charles Carroll, Junior.

Mary Sophia (Carroll) and her husband Richard H. Bayard, who received Lot Ten "of the Grand Division of the said Carrollton Manor," apparently subdivided their substantial acreage, eventually selling farm-size (100-200 acres) parcels as well as B & O Railroad right-of-way.³ In 1853, Daniel Rhoades (Rhodes) purchased a 184-acre tract "of Arable land," part of Carrollton Manor Lot Ten. The parcel adjoined the B & O Railroad and the farm of William H. Hoffman on the northwest, the Trap Road (now Mountville Road) on the northeast, and the farm of David Sprecht on the south (now bordered by Doubs Road). The parcel, in the form of a triangle, included the south end of Adamstown, although not mentioned as such in the deed. Williams

² Ann C. Vandevanter, *Anywhere So Long As There Be Freedom*, (Baltimore: Baltimore Museum of Art, 1975), pp. 48-49; describes the Manor as having 3,900 acres under cultivation by as many as 63 tenants c.1775 with an annual rent income of 565. She also cite Richard Caton's "A Brief Statement of Facts in the Management of the Late Mr. Carroll of Carrollton's Moneyed Estate," 1832, which stated an income of \$12,000 from the farms of the Manor in 1812 and \$18,000 in 1832.

³ Frederick Co. Land Record, Deed Book E.S. 3, page 79, Frederick Co. Courthouse, Frederick, MD.

Maryland Historical Trust

Maryland Inventory of Historic Properties Form

Inventory No. F-1-100

Name J.C. Osborn-T.L. Thomas Farmstead

Continuation Sheet

Number 8 Page 2

and McKinsey, writing in 1910, noted that Adamstown, named for Adam Kohlenberg, was established around 1840 (during the Bayard ownership of the land), and that Daniel Rhodes was one of the early settlers there.⁴ The 1858 Bond Map of Frederick County showed the "D. Rhodes" triangular farm adjoining the small village of Adamstown (see attached copy). With his sale of the farm tract in 1864, Rhodes appears to have decided to focus his energy on the Adamstown development. In his deed to John C. Osborn, Daniel reserved a 30-acre parcel from the 184-acre farm adjoining the southeast side of the B & O Railroad and the "road leading from Greenfield Mills to Jefferson."⁵

John C. Osborn (Osborne) owned several other properties in the Buckeystown District, but apparently purchased the subject farmland to build a home farm for his family, which included his orphaned nephew Thomas L. Thomas.⁶ The 1873 Atlas Map of Frederick County showed the location of the Osborn "Res." (residence) on the subject farm (see attached copy). According to Williams' *History of Frederick County*, Thomas L. Thomas took up farming at this location previous to his marriage in 1874 and subsequently "put up a convenient two-story, brick dwelling, a bank barn, and all the necessary buildings."⁷ Although this correctly described the farmstead, clearly the buildings were constructed prior to 1874 as evidenced by the 1873 map.

Despite Williams and McKinsey's glowing view in 1910 of the T. L. Thomas farm as "one of the valuable farms of the district," by 1914, owner of record Mary C. Thomas, T. L. Thomas' wife, had defaulted on the farm's mortgage and it was sold through trustees in 1916 to Eugene Sponseller.⁸ The tract was in fact a tenant farm by that time, the purchase price of \$118.50 per acre including "the landlord's 1/2 interest in the crop of wheat now on said farm."⁹ Sponseller sold the farm two weeks later to Charles and Mary Joy, who in turn sold it one year later to William and Edith Renn.¹⁰ The Renn family retained the farm until 1980, more than sixty years, when it was sold to Chuck Wade Landscaping, Inc.¹¹ The landscaping company converted the farm to sod production.

⁴ T.J.C. Williams and Folger McKinsey, *History of Frederick County, Maryland*, (Baltimore: Regional Publishing Co., 1979, reprint), Vol. 1, p. 321.

⁵ Frederick Co. Land Record, Deed Book J.W.L.C. 2, page 193. The deed refers to the road in the first description of the whole 184-acre tract as "the road leading from the town of Jefferson to Nowlands [sic] Ferry, commonly called the Trap Road," and in the reserved 30-acre parcel as "the public road from Greenfield Mills to Jefferson," however, both appear to be the same road.

⁶ Williams and McKinsey, p. 1349. Williams noted Thomas' birth in 1848, making him 16 at the time of Osborn's purchase of the farm.

⁷ Ibid.

⁸ Williams and McKinsey, p. 1349; Frederick Co. Land Records, Deed Book WIP 6, page 673 (Thomas L. Thomas to Mary C. Thomas), and Deed Book HWB 308, page 459 (Thomas trustees to John H. Allnutt); this deed noted the sale of several lots between the years 1893 and 1913 which reduced the actual acreage of the farm to 143 acres.

⁹ Frederick Co. Land Record, Deed Book 316, page 218.

¹⁰ Frederick Co. Land Records, Deed Book 316, page 277 (Sponseller to Joy), and Deed Book 320, page 451 (Joy to Renn).

¹¹ Frederick Co. Land Records, Deed Book 1110, page 885 (Renn to Wade), Deed Book 1110, page 888 (mortgage), and 1156, page 504 (equity court reconveyance, Renn to Wade).

Maryland Historical Trust

Maryland Inventory of Historic Properties Form

Inventory No. F-1-100

Name J.C. Osborn-T.L. Thomas Farmstead
Continuation Sheet

Number 8 Page 3

Resource Evaluation

Four farmstead buildings remain from the Osborn/Thomas construction period, including the house, woodshed, wagon shed/corn crib, and barn. Of these the house has had the most dramatic changes made, primarily to the interior wall treatments, windows, and doors. The barn is in remarkably good condition; only the stalls in the lower level have been removed. It appears that the barn was never converted to dairy production. Although Williams and McKinsey, writing in 1910, noted that the farm buildings were constructed by Thomas L. Thomas c. 1874, presence of the residence noted on the 1873 Atlas map and moldings and window treatments on the house indicate the construction date was probably closer to the 1864 purchase of the tract by John C. Osborn.

A cast stone workshop building, probably constructed c.1920, is also considered contributing to the historic development of the farm. This building was probably constructed by the Renn family and is associated with the growing importance of farm machinery through the early 20th century.

Two non-contributing buildings, a truck garage and an office building, were added after the 1980 purchase by the Chuck Wade Landscaping Company.

9. Major Bibliographical References

Inventory No. F-1-100

"Carrollton Manor," National Register documentation, Paula S. Reed & Assoc., 1996.
"E.D. Zimmerman 'Manor' Property," #F-1-216, MIHP documentation, Paula S. Reed & Assoc., 1996.
Frederick County Land Records, Frederick Co. Courthouse, Frederick, MD.
Vandevanter, Ann C. *Anywhere So Long As There Be Freedom*. Baltimore, MD: Baltimore Museum of Art, 1975.
Williams, T.J.C., and Folger McKinsey. *History of Frederick County, Maryland*. Baltimore, MD: Regional Publishing Co., 1967.
1858, Bond Map of Frederick County, Maryland. Reproduction by Frederick Co. Historical Society, Frederick, MD.
1873, Titus Atlas Map of Frederick County, Maryland. Maryland Room, C. Burr Artz Library, Frederick, MD.

10. Geographical Data

Acreage of surveyed property	<u>139.9 acres</u>	
Acreage of historical setting	<u>Approximately 5 acres</u>	
Quadrangle name	<u>Buckeystown</u>	Quadrangle scale <u>1:24,000</u>

Verbal boundary description and justification

The boundary begins at a point on the farmstead driveway SE of the SE corner of the house, then runs N/NW to a point just beyond the NE corner of the house, then runs SW to a point just beyond the NW corner of the barn, then runs SE to the SW corner of the truck garage, then following the S wall of the truck garage to the beginning point in the driveway.

The boundary includes the farmstead buildings, approximately 5 acres, excluding the remaining 135 acres of farmland now converted to sod production and no longer representative of grain farming (all field delineations have been obliterated).

11. Form Prepared by

name/title	<u>Paula S. Reed, PhD., Architectural Historian; Edie Wallace, Historian</u>	
organization	<u>Paula S. Reed & Associates, Inc.</u>	date <u>8/12/02</u>
street & number	<u>105 N. Potomac Street</u>	telephone <u>301-739-2070</u>
city or town	<u>Hagerstown</u>	state <u>Maryland</u>

The Maryland Historic Sites Inventory was officially created by an Act of the Maryland Legislature to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 supplement.

The survey and inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

return to: Maryland Historical Trust
DHCD/DHCP
100 Community Place
Crownsville, MD 21032-2023
410-514-7600

MIHP #F-1-100
J.C. Osborn-T.L. Thomas Farmstead
Frederick Co., MD
Fred. Co. Tax Map 103
Parcel 35

MIHP #F-1-100

J.C. Osborn-T.L. Thomas Fairstead

Frederick Co., MD

Fred. Co. Tax Map 103

Parcel 35

CRIEX

P.839

ADAMSTO

MAP 103A

P.35

MOUNTVILLE

DOUBTS

RD

P	P	P		
71	70	69	P	P
			68	67

VICTOR L. CARONE
791/438
60.93A.
P. 138

53.937A.
P.36

Tax Map 103

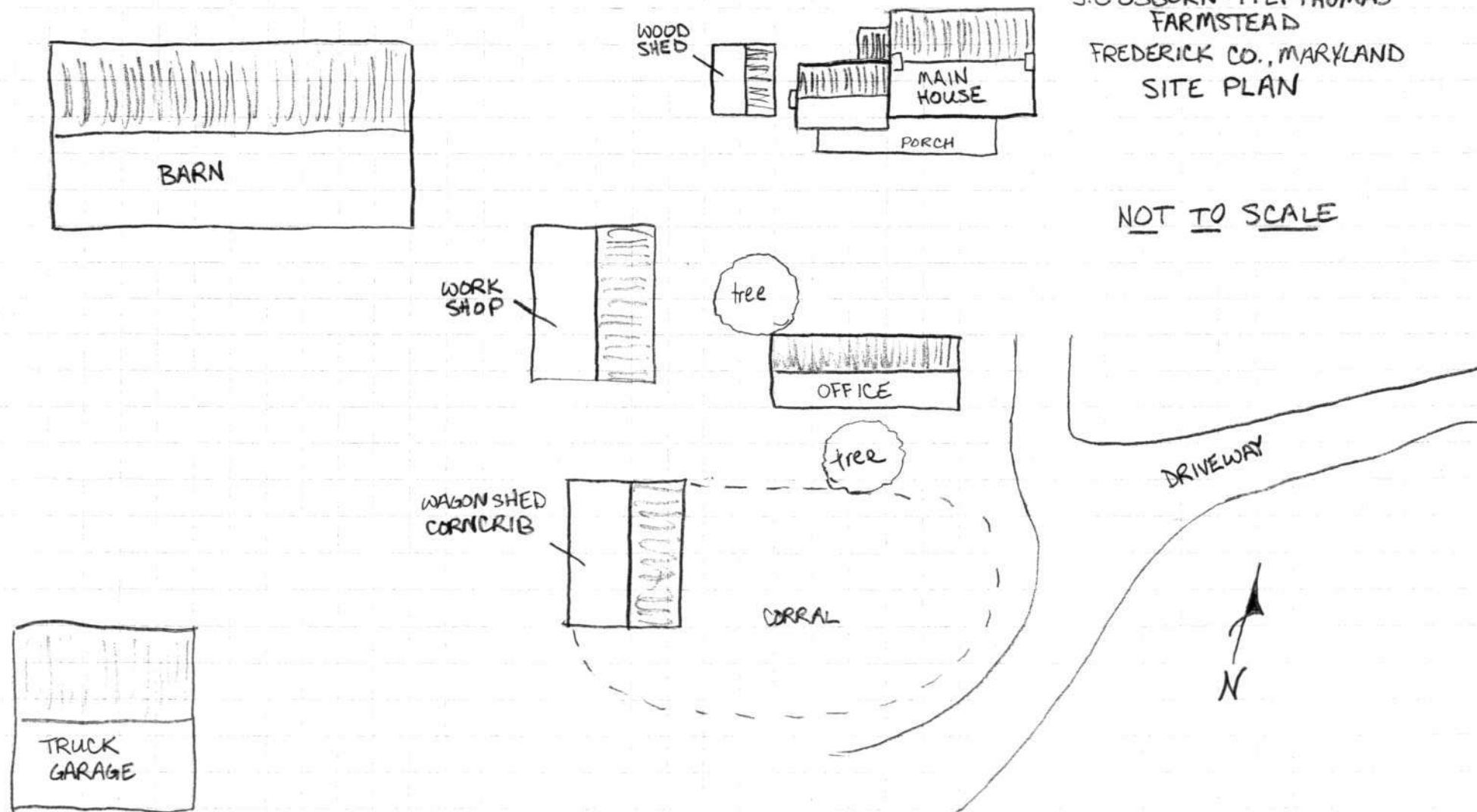
MONTVILLE MANOR SECTION 1-6 Δ'S 18:25-30

Δ 54:33

[P.152]

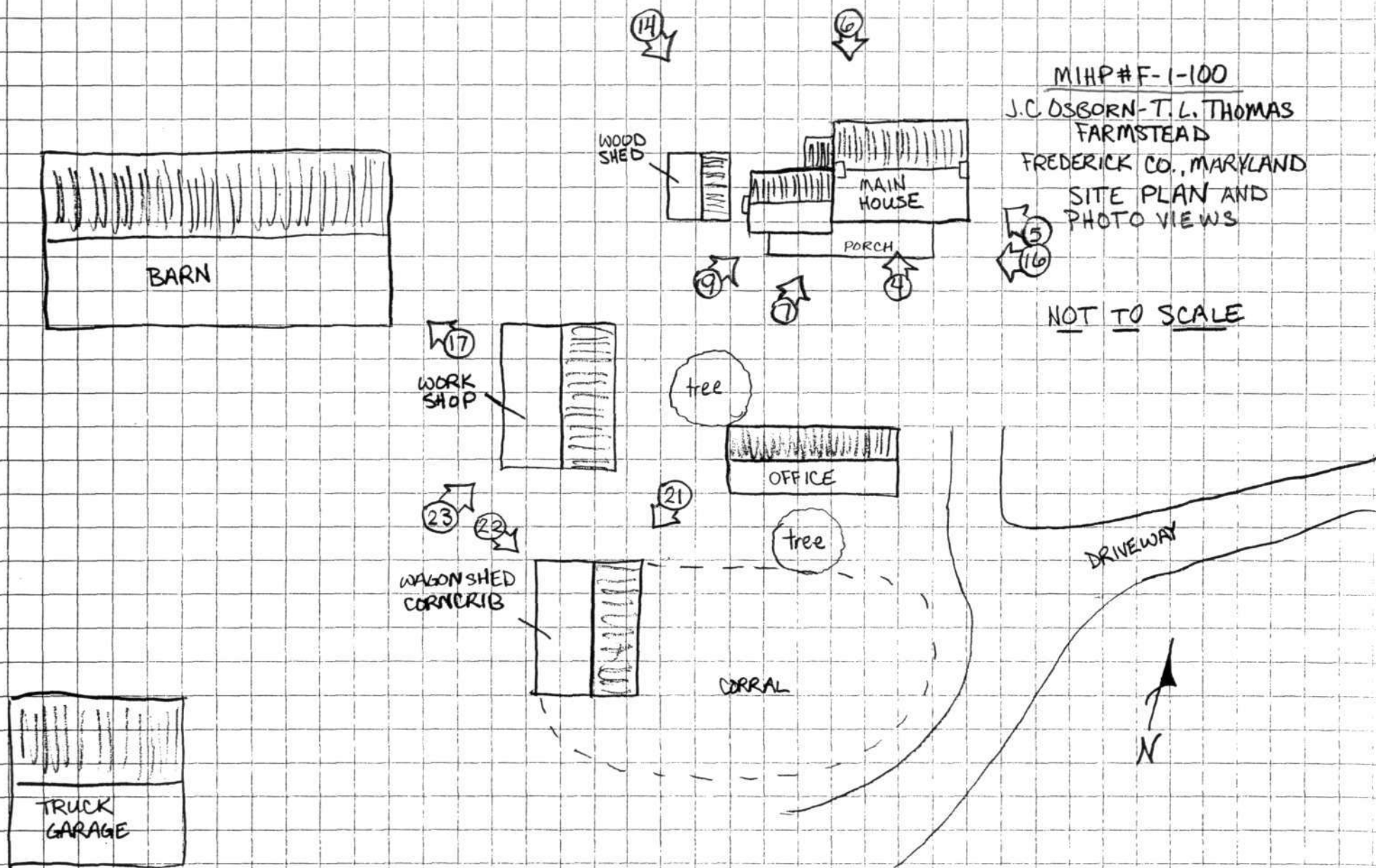
MIHP#F-1-100
J.C. OSBORN-T.L. THOMAS
FARMSTEAD
FREDERICK CO., MARYLAND
SITE PLAN

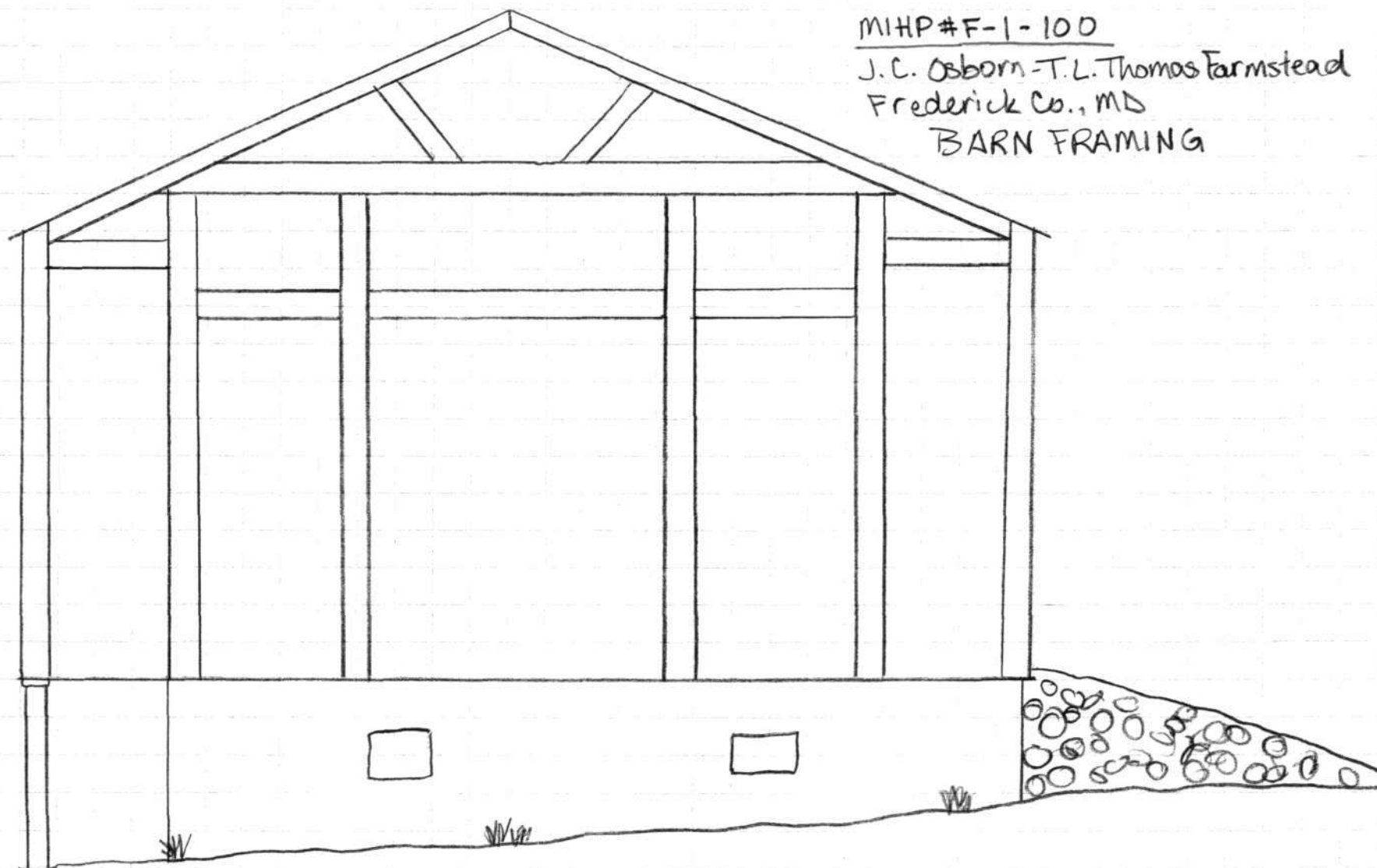
NOT TO SCALE



MIHP#F-1-100
J.C. OSBORN-T.L. THOMAS
FARMSTEAD
FREDERICK CO., MARYLAND
SITE PLAN AND
PHOTO VIEWS

NOT TO SCALE





MIHP#F-1-100

J.C. Osborn-T.L. Thomas Farmstead

Frederick Co., MD

BARN FRAMING

NOT TO SCALE

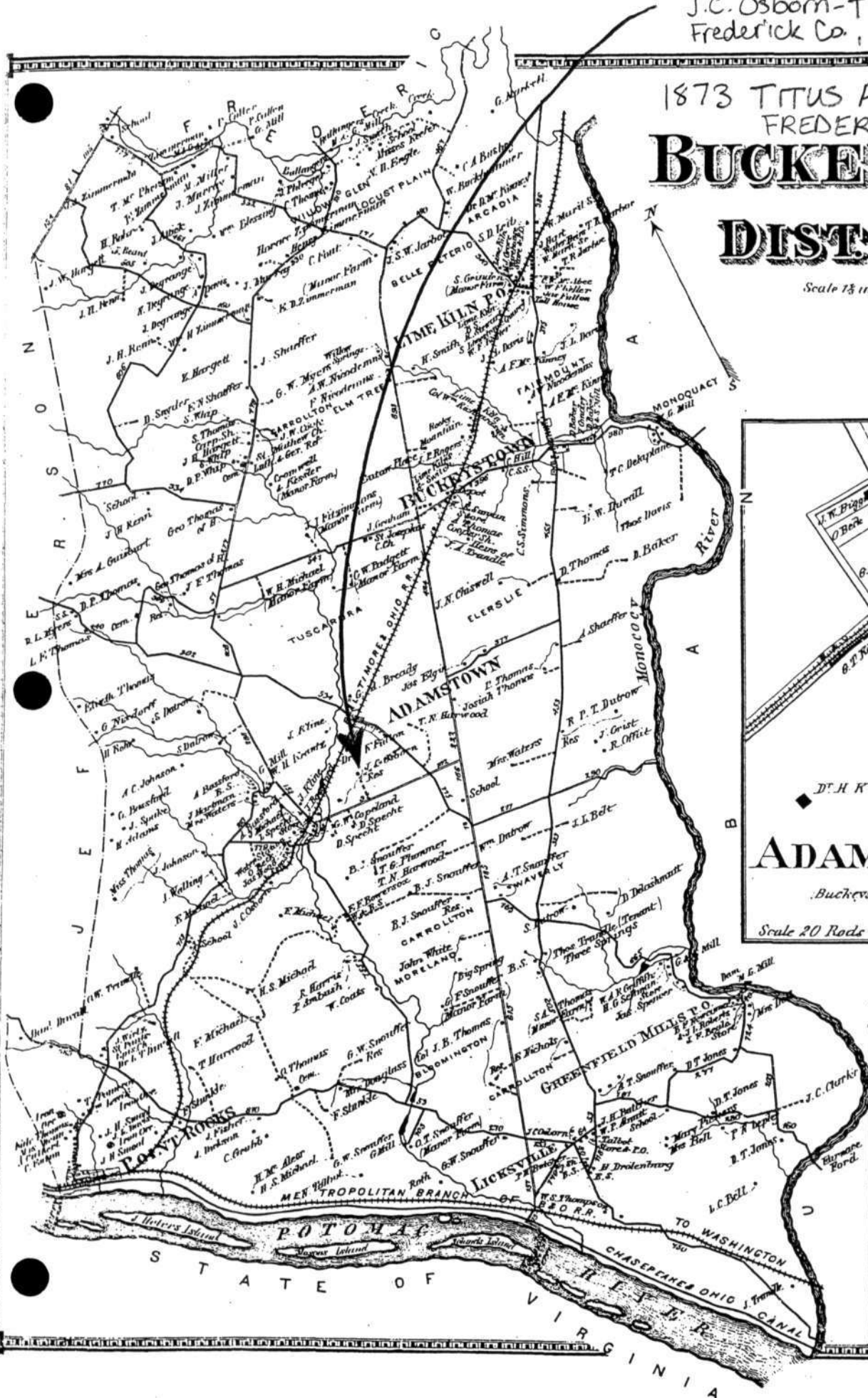
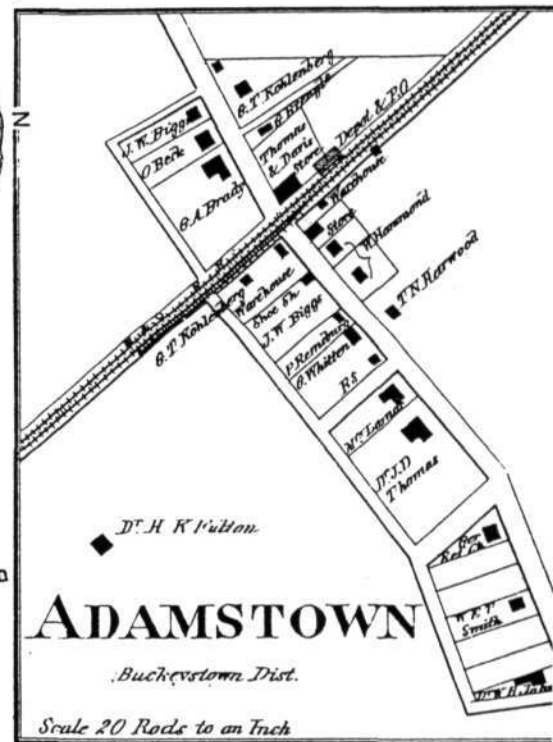
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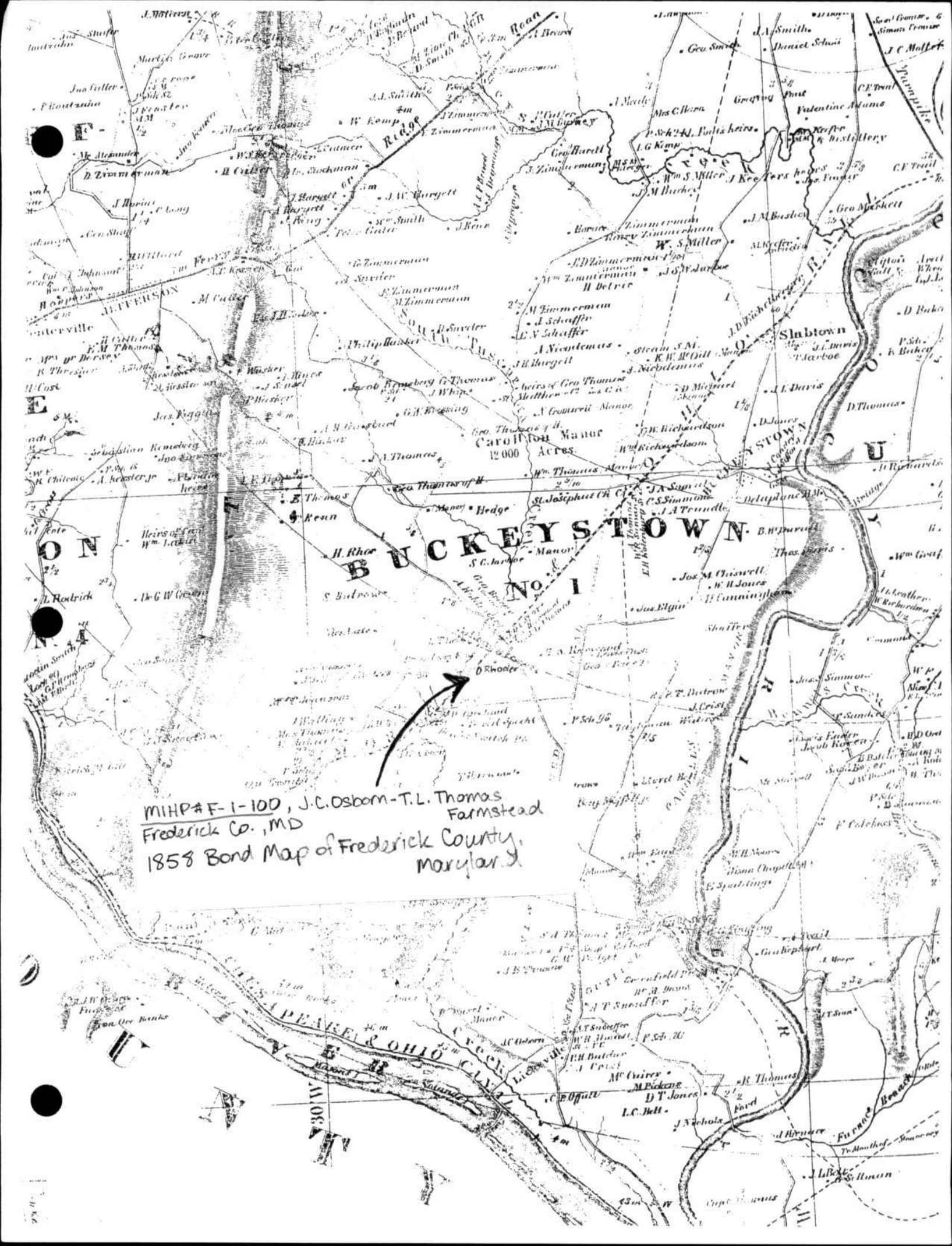
J.C. Osborn-T.L. Thomas Farmstead
Frederick Co., MD

1873 TITUS ATLAS MAP OF FREDERICK CO., MARYLAND

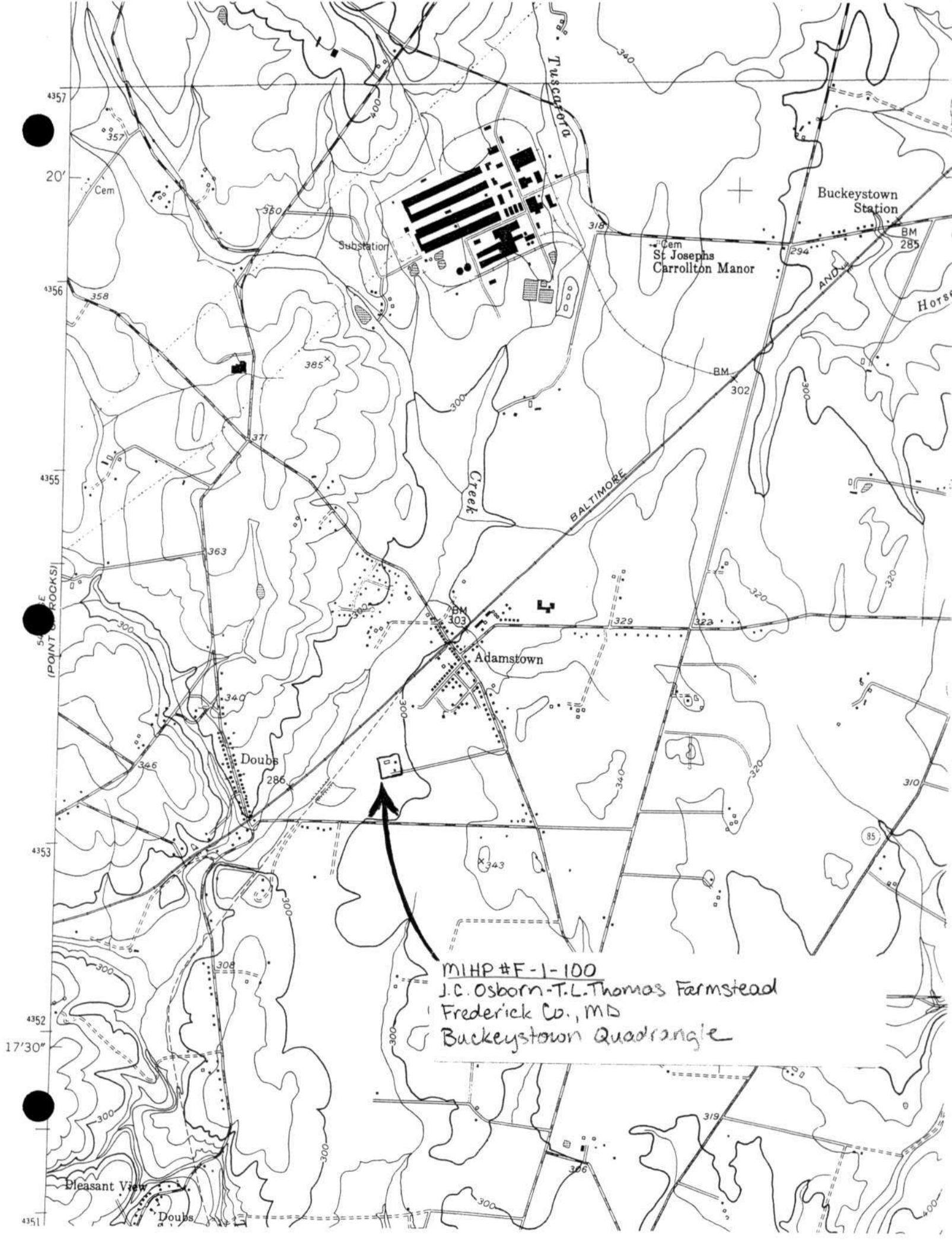
BUCKEYSTOWN DIST No. 1

Scale 1 1/2 inches to an mile





MIHP#F-1-100, J.C. Osborn-T.L. Thomas
Frederick Co., MD Farmstead
1858 Bond Map of Frederick County,
Maryland





F-1-100

J.C. Osborn - T.L. Thomas Farmstead

5649 Mountville Rd.

Adamstown, Frederick Co. MD

8102

P. Reed, Hagerstown MD

MDSHPO

Building Complex, view NW

1/23



F-1-100

J. C. Osborn - T. L. Thomas Farmstead
5649 Mountville Rd.

Adamstown, Frederick Co. MD
8/02

P. Reed, Hagerstown MD

MDSTHPO

Building complex, view N

2/23



F-1-100

J.C. Osborn - T.L. Thomas Farmstead

5649 Mantville Rd.

Adamstown, Frederick Co. MD

8/02

P. Reed, Hagerstown MD

MDSHPO

Building complex, view N

3/23



F-1-100

J.C. Osborn - T.L. Thomas Farmstead

5649 Mountville Rd

Adams town, Frederick Co. MD

8/02

P. Reed, Hagerstown MD

MD SHPO

Main house, S elevation, view N

4/23



F-1-100

J. C. Osbourn - T. L. Thomas Farmstead
5649 Mountville Rd.

Adamstown, Frederick Co. MD

8/02

P. Reed, Hagerstown MD

MDSHIP0

Main house, S and E elevations, view NW

5/23



F-1-100

J.C. Osborn - T.L. Thomas Farmstead

5649 Mountville Rd

Adamstown, Frederick MD

8/02

Paula Reed, Hagerstown MD

MD SHPO

Main house, N elevation, view S

6/23



F-1-100

J. C. Osborn - T. L. Thomas Farmstead
5649 Mountville Rd.

Adamstown, Frederick Co. MD
8/02

P. Reed, Hagerstown MD
MD SHPO

Main house + kitchen wing, N elevation, view NE

7/23



F-1-100

J.C. Osborn - T.L. Thomas Farmstead

5649 Mountville Rd

Adamstown, Frederick Co. MD

8/02

P. Reed, Hagerstown MD

MDSHPO

Main house, wood lintel detail (w/ bathroom vent)

S elevation

8/23



F-1-100

J.C. Osborn - T.L. Thomas Farmstead

5649 Mountville Rd.

Adamstown, Frederick Co. MD

8/02

P. Reed, Hagerstown MD

MDSHPO

Main house + kitchen wing, W and S elevations,
view NE

9/23



F-1-100

J.C. Osborn - T.L. Thomas Farmstead

5649 Mountville Rd.

Adamstown, Frederick Co. MD

8/02

P. Reed, Hagerstown MD

MD SHPO

main house, interior, view W from parlor to kitchen
wing

10/
23



F-1-100

J.C. Osborn - T.L. Thomas Farmstead
5649 Mountville Rd.

Adams town, Frederick Co. MD

8/02

P. Reed, Hagerstown MD

MD SHPO

main house, interior, enclosed stair door, view
toward S wall

11/23



F-1-100

J.C. Osborn - T.L. Thomas Farmstead
5649 Mountville Rd.

Adamstown, Frederick Co. MD

8/02

P. Reed, Hagerstown MD

MD SHPO

Main house, interior door and molding

12/23



F-1-100

J.C. Osborn - T.L. Thomas Farmstead

5649 Mountville Rd.

Adamstown, Frederick Co. MD

8/02

P. Reed, Hagerstown MD

MDSHPO

Main house interior, view toward N wall sliding
glass doors

13/
23



F-1-100

J.C. Osborn - T.L. Thomas Farmstead

5649 Mountville Rd

Adamstown, Frederick Co. MD

8/02

P. Reed, Hagerstown MD

MOSHPO

Main house, Kitchen wing and wood shed, N and
W elevations, view SE

14/
23



F-1-100

J.C. Osborn - T.L. Thomas Farmstead

5649 Mountville Rd.

Adamstown, Frederick Co. MD

8/02

P. Reed, Hagerstown MD.

MD SHPO

Wood shed interior, view toward N wall

15/
23



F-1-100

J.C. Osborn - T.L. Thomas Farmstead
5649 Mountville Rd.

Adamstown, Frederick Co. MD

8/02

P. Reed, Hagerstown MD

MDSHPO

Building complex, view W

16/23



F- 1-100

J. C. Osborn - T. L. Thomas Farmstead

5649 Mountville Rd.

Adamstown, Frederick Co. MD

8/02

P. Reed, Hagerstown MD

MD SHPO

Barn, S and E elevations, view NW

17/23



F-1-100

J.C. Osborn - T.L. Thomas Farmstead
5649 Mountville Rd

Adamstown, Frederick Co, MD

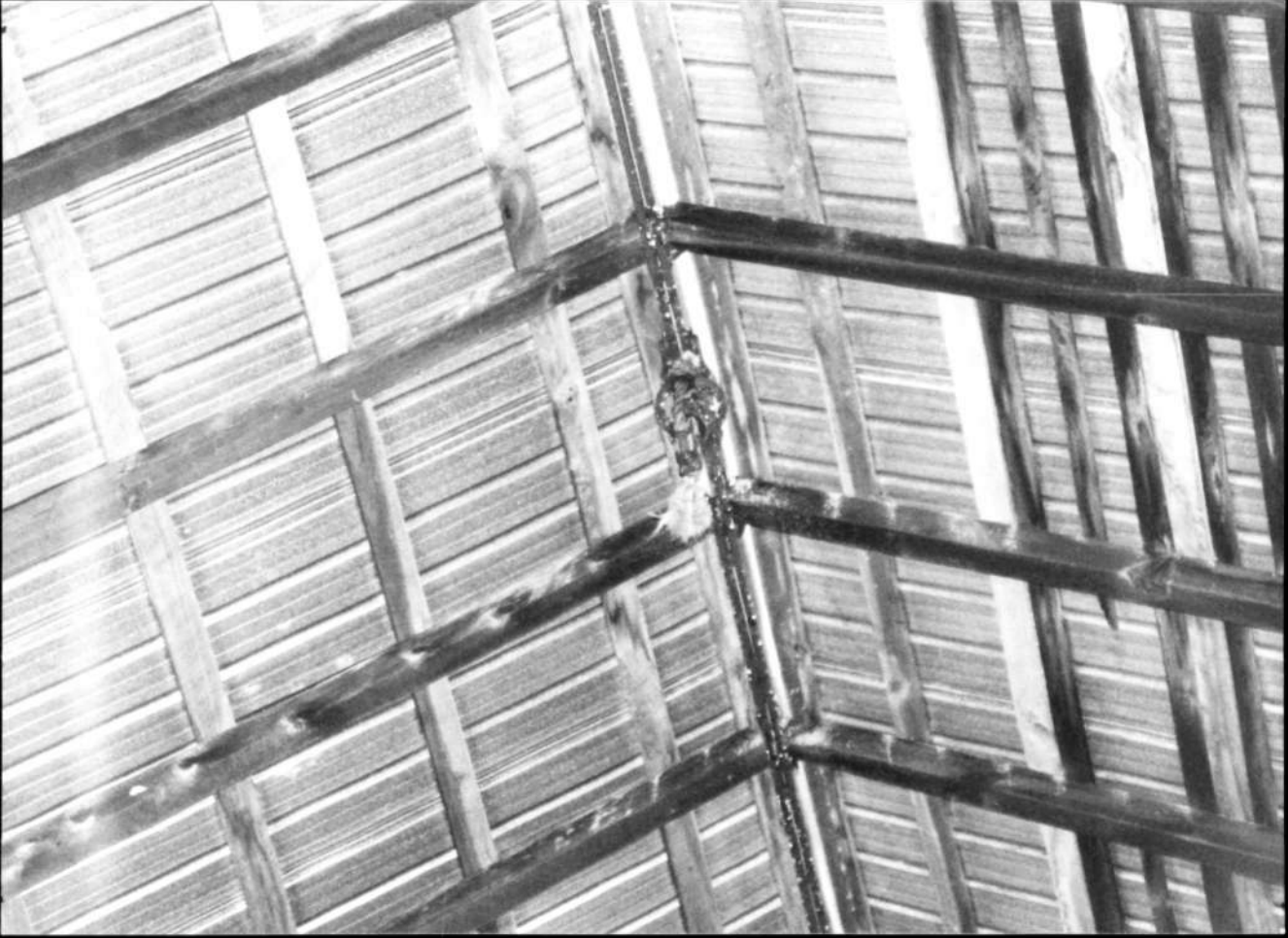
8/02

P. Reed, Hagerstown MD

MD SHPO

Barn interior, view toward E wall

18/
23



F-1-100

J.C. Osborn - T.L. Thomas Farmstead

5649 Mountville Rd.

Adamstown, Frederick Co. MD

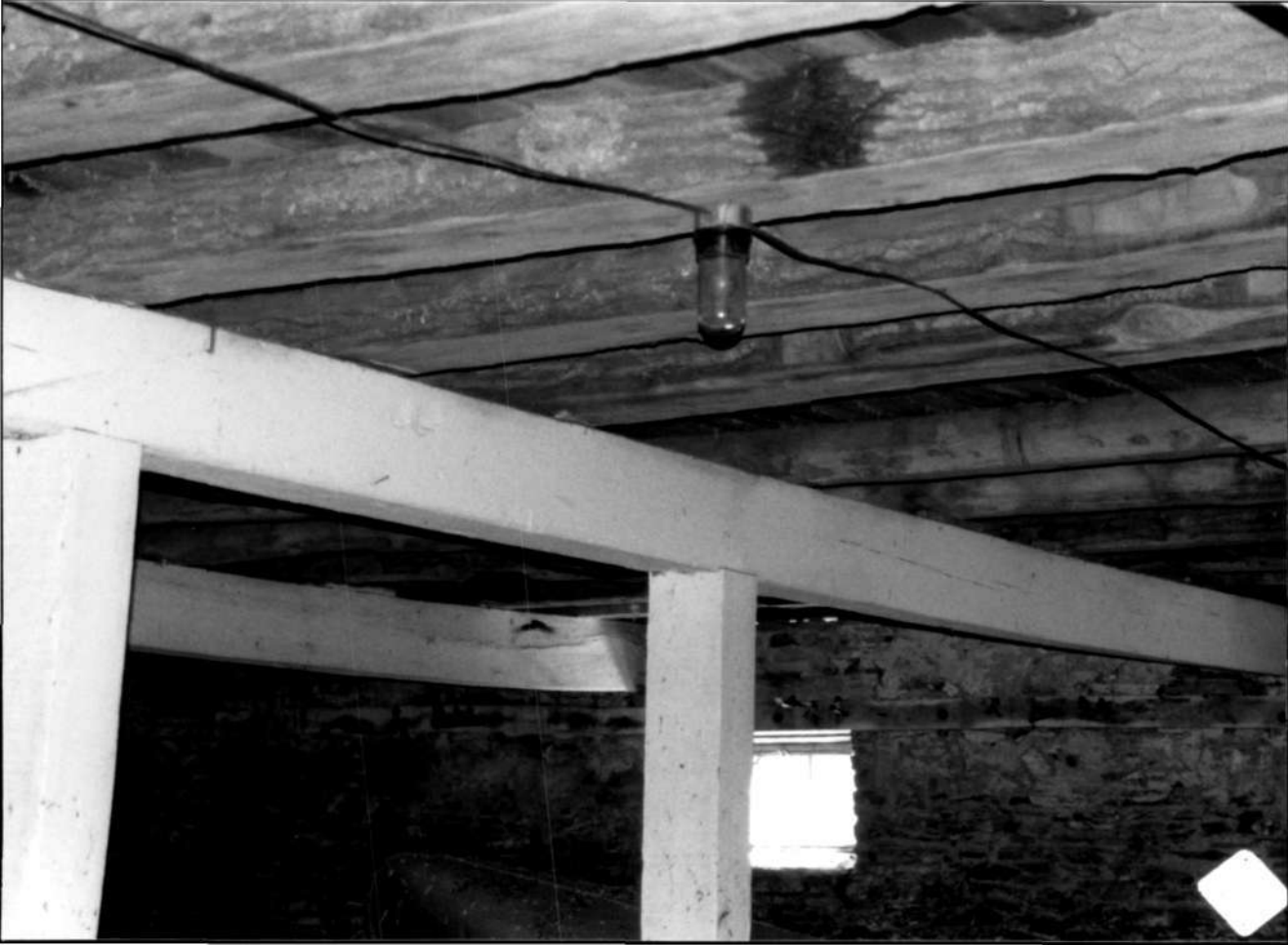
8/02

P. Reed, Hagerstown MD

MD SHPO

Barn interior, rafter detail

19/23



F-1-100

J.C. Osborn - T.L. Thomas Farmstead

5649 Mountville Rd

Adamstown, Frederick Co. MD

8102

P. Reed, Hagerstown MD

MDSHIP

Barn interior, lower stall area

20/23



F-1-100

J. C. Osborn - T. L. Thomas Farmstead

5649 Mountville Rd.

Adamstown, Frederick Co. MD

8/02

P. Reed, Hagerstown MD

MD SHPO

Wagon shed/corncrib and corral, view SW

21/23



F-1-100

J.C. Osborn - T.L. Thomas Farmstead

5649 Mountville Rd.

Adamstown, Frederick Co. MD

8/102

P. Reed, Hagerstown MD

MDSHPO

Wagon shed/corncrib, view SE

22/
23



F-1-100

J.C. Osborn - T.L. Thomas Farmstead

5649 Mountville Rd.

Adams town, Frederick Co. MD

8102

Po Reed, Hagerstown MD

MDSHIPU

Workshop, W and S elevations, view NE

23/23

Maryland Historical Trust Maryland Inventory of Historic Properties Form

Inventory No. F-1-100

1. Name of Property (indicate preferred name)

historic J.C. Osborn-T.L. Thomas Farm (preferred)
other Chuck Wade Sod Farm

2. Location

street and number 5649 Mountville Rd. not for publication
city, town Adamstown X vicinity
county Frederick

3. Owner of Property (gives names and mailing addresses of all owners)

name Chuck Wade Landscaping, Inc.
street and number 5649 Mountville Rd., P.O. Box 6 Telephone 301-662-0736
city, town Adamstown state MD zip code 21710

4. Location of Legal Description

courthouse, registry of deeds, etc. Frederick County Courthouse liber 1156 Folio 504
city, town Frederick tax map 103 tax parcel 35 tax ID number

5. Primary Location of Additional Data

- ☐ Contributing Resource in National Register District
☐ Contributing Resource in Local Historic District
☐ Determined Eligible for the National Register/Maryland Register
☐ Determined Ineligible for the National Register/Maryland Register
☐ Recorded by HABS/HAER
☐ Historic Structure Report or Research Report at MHT
☐ Other: _____

6. Classification

Category	Ownership	Current Function	Resource Count
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> agriculture	Contributing Noncontributing
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> commerce/trade	5 2 buildings
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> defense	sites
<input type="checkbox"/> site		<input type="checkbox"/> domestic	structures
<input type="checkbox"/> object		<input type="checkbox"/> education	objects
		<input type="checkbox"/> funerary	5 2 Total
		<input type="checkbox"/> government	
		<input type="checkbox"/> health care	
		<input type="checkbox"/> industry	
		<input type="checkbox"/> landscape	
		<input type="checkbox"/> recreation/culture	
		<input type="checkbox"/> religion	
		<input type="checkbox"/> social	
		<input type="checkbox"/> transportation	
		<input type="checkbox"/> work in progress	
		<input type="checkbox"/> unknown	
		<input type="checkbox"/> vacant/not in use	
		<input type="checkbox"/> other:	

Number of Contributing Resources
previously listed in the Inventory

0

RECEIVED

MAY 3 2003

PLANNING DEPT

7. Description

Inventory No. F-1-100

Condition

<input type="checkbox"/>	excellent	<input type="checkbox"/>	Deteriorated
<input checked="" type="checkbox"/>	good	<input type="checkbox"/>	Ruins
<input type="checkbox"/>	fair	<input type="checkbox"/>	Altered

Prepare both a one paragraph summary and a comprehensive description of the resource and its various elements as it exists today.

Summary

The J.C. Osborn-T.L. Thomas Farmstead, now known as the Chuck Wade Sod Farm, is a good representative collection of buildings showing the development of a grain farm through the latter half of the 19th century and into the 20th century. Only two of the seven buildings standing were constructed during the 1980s when the farm was converted to sod production. Interior changes to the house and lower level of the barn have impacted the buildings' integrity architecturally, however the well-maintained condition of all of the buildings is relatively unusual in the changing agricultural landscape of Frederick County. All of the buildings are slated for demolition prior to development of the farm tract for housing. The farmstead is situated on a plain of nearly level land just to the southwest of Adamstown, within a triangle formed by the B&O Railroad, Mountville Road and Doubs Road. The surrounding farmland is devoted to production of sod, so the landscape is open, well-tended grassland. The house faces north and the barn south.

Description

Situated just southwest of the small town of Adamstown on the south side of Mountville Road, the 140-acre farm tract on which the Osborn-Thomas Farmstead stands consists entirely of the distinctively flat land associated with the former Carrollton Manor of southern Frederick County. The farmland is now used in the production of landscaping sod resulting in an unusually open landscape without the tree or fence-line field delineations more commonly associated with agricultural landscapes in the region.

Approached from Mountville Road on the northeast by a long gravel drive, the building complex is sited in the center of the farm tract, a tight group of seven buildings. The yard is landscaped with flowering plants, several shade trees and a small number of evergreen bushes. The farm buildings are painted a classic barn red while the house and office building are white. A small horse corral of white fence extends from the wagon shed, now used for miniature horse stalls.

The house is a two-story brick gable-end construction on stone foundation. A brick interior chimney rises from each gable end. The roof is covered with standing seam metal sheets and some replacement corrugated metal sheets. A corbelled brick cornice extends across both the south and north elevations. The south elevation is four bays wide, however the fenestration on the first floor has only three openings presenting a window/door/blank wall/window pattern. There is no evidence that a second door was removed from this wall. Although the driveway approach is to this side of the building, it appears that the south elevation is in fact the rear of the house. All windows and the door have wide wood lintels; the door has a three-light transom; the windows are one over one sash replacements. A concrete open porch surface extends across three bays; a steel bulkhead basement entrance extends below the forth (eastern-most) bay. The

Maryland Historical Trust

Maryland Inventory of Historic Properties Form

Inventory No. F-1-100

Name J.C. Osborn-T.L. Thomas Farmstead
Continuation Sheet

Number 7 Page 1

north elevation is four bays with window/window/door/window fenestration on both the first and second floors, indicating that the façade probably originally included a two-story porch although no other evidence remains. All windows and doors have wide wood lintels. The upper story door has a three-light transom. The lower story door has been replaced with modern sliding patio glass doors and framed infill covered with siding. However, the presence of the wood lintel extending beyond the width of the wide opening indicates the possibility that this was a Greek Revival styled three-part entrance with sidelights which would have required the wider opening. This implies that the north elevation, facing toward Adamstown, was the formal front elevation of the house historically. All windows are replacement one over one sash. Both gable ends have a six over six light sash garret window.

On the west gable end is a two-bay, one-story frame kitchen wing. The kitchen's south elevation has a window/door fenestration, shaded by a cantilevered roof extension over an open concrete porch area. There is a brick exterior chimney on the west gable end and a small storage room addition with a window on the north elevation. The entire kitchen wing is covered with asbestos shingle siding. The roof is covered with corrugated metal sheets. A window in the west gable end, upper story has been boarded over.

The interior of the house and kitchen is covered with wood paneling and drop ceilings; all fireplaces have been enclosed. Exposed historic double beaded moldings can be found around several doors and windows. Cast iron box locks with ceramic knobs, c.1860s, remain on several interior doors. An enclosed winding stair with vertical board door is located near the center of the south wall in the area of the blank wall on the south elevation (explaining the lack of an opening on the exterior wall). The south elevation door is completely blocked by interior paneling. The second story was not observed.

Immediately west of the kitchen wing of the house is a light timber frame wood shed covered with asbestos shingle siding. The building is constructed using a mixture of hewn and sawn beams. It has a vertical board and batten door with wrought iron hinges and latch. The roof is covered with corrugated metal sheets.

Several hundred feet to the southwest of the house is the Pennsylvania bank barn. It is constructed on a limestone foundation framed with mortise and tenoned straight sawn beams with massive hewn floor beams, which extend over the cantilevered forebay. The cantilevered forebay is located within the symmetrical barn framing, typical of the standard Pennsylvania barn style of the 19th century.¹ The western forebay end is closed with an extension of the stone foundation wall while the east end is supported with a post. According to the Ensminger barn morphology, this is a transitional form moving from closed to open forebay ends and falls within the middle of the 1790-1890 period. Four steel pole supports along the length of the forebay are a more recent addition. All of the stalls within the lower level of the barn have been removed, leaving a large open space. The beams are now supported with sawn summer beams with heavy square posts. The area does not appear to have been converted to dairy production.

¹ Robert Ensminger. *The Pennsylvania Barn*. (Baltimore, MD: Johns Hopkins University Press, 1992), pp. 67-72.

Maryland Historical Trust

Maryland Inventory of Historic Properties Form

Inventory No. F-1-100

Name J.C. Osborn-T.L. Thomas Farmstead
Continuation Sheet

Number 7 Page 2

The somewhat distinctive width of the barn is achieved with symmetrical extensions on both sides of each framing bent (see attached drawing). The original track and pulley system for lifting and transporting hay is still in place along the interior roof ridge. The siding is vertical boards, some with battens. Gable ends are pierced with plain arched louvered vents. On the south elevation above the forebay two plain arched louvered vents are located on either side of two large sliding doors. On the north side of the barn a banked ramp leads to the central sliding doors of the upper threshing floor. The roof is channeled metal sheets.

In the south yard between the house and barn is a sawn light timber framed wagon shed. The building has a central drive-through with a corncrib on each side. It is typical of the combination wagon shed/corncribs constructed throughout the second half of the 19th century. The open central area now houses stalls for miniature horses.

Just off the northwest corner of the wagon shed is a c.1920 cast stone (rock-faced concrete block) workshop. It is a one story gable-front building with large sliding panel doors which enclose the open central bay. The long east and west walls each have a row of five, twelve pane fixed-light windows, which are protected with horizontal iron bars on the exterior. The interior is a large open room with workbenches along the walls. The roof is sheet metal.

Southwest of the barn is a modern metal frame, two-bay truck garage. Directly south of the house, fronting onto the north side of the driveway, is a modern one-story pre-fabricated building used as the office for the Chuck Wade Sod Farm.

8. Significance

Inventory No. F-1-100

Period	Areas of Significance	Check and justify below
1600-1699	<input checked="" type="checkbox"/> agriculture	<input type="checkbox"/> economics <input type="checkbox"/> health/medicine <input type="checkbox"/> performing arts
1700-1799	<input type="checkbox"/> archeology	<input type="checkbox"/> education <input type="checkbox"/> industry <input type="checkbox"/> philosophy
<input checked="" type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> engineering <input type="checkbox"/> invention <input type="checkbox"/> politics/government
1900-1999	<input type="checkbox"/> art	<input type="checkbox"/> entertainment/ <input type="checkbox"/> landscape architecture <input type="checkbox"/> religion
2000-	<input type="checkbox"/> commerce	<input type="checkbox"/> recreation <input type="checkbox"/> law <input type="checkbox"/> science
	<input type="checkbox"/> communications	<input type="checkbox"/> ethnic heritage <input type="checkbox"/> literature <input type="checkbox"/> social history
	<input type="checkbox"/> community planning	<input type="checkbox"/> exploration/ <input type="checkbox"/> maritime history <input type="checkbox"/> transportation
	<input type="checkbox"/> conservation	<input type="checkbox"/> settlement <input type="checkbox"/> military <input type="checkbox"/> other: _____
Specific dates	c. 1864-1930	Architect/Builder unknown
Construction dates	c. 1864	

Evaluation for:

☐ National Register ☐ Maryland Register ☒ not evaluated

Prepare a one-paragraph summary statement of significance addressing applicable criteria, followed by a narrative discussion of the history of the resource and its context. (For compliance projects, complete evaluation on a DOE Form – see manual.)

The J.C. Osborn-T.L. Thomas Farm is a significant example of the development of the Carrollton Manor following its subdivision in the 1820s and 1830s. The 140-acre parcel on which the farmstead stands, originally consisting of 184 acres, was part of Manor Subdivision Lot. No. 10. It served as "arable" acreage until its purchase by John C. Osborn in 1864, when construction of the farmstead buildings began. Osborn's nephew, Thomas L. Thomas, with whom the farm was most closely associated, reportedly improved the farm throughout his forty-year occupation. Later owners have added only a few buildings. All of the farm buildings are slated for demolition prior to development of the land for housing.

Historic Context

Frederick County and central Maryland in general were settled during the second half of the 18th century although there were habitations in the region as early as the 1730s. English entrepreneurs from eastern Maryland initially owned much of the land, however many of the settlers who actually lived in Frederick County were Germans who had migrated south from Pennsylvania. The area developed into a prime agricultural region with emphasis on the production of small grains. With grain farming dominating, related industries and transportation networks soon developed. Grist and flour milling was prevalent, as was distilling. Central Maryland along with south central Pennsylvania grew in importance as an agricultural region. In Maryland, Frederick and adjoining Washington County led the state in wheat and corn production throughout most of the 19th century. The greater region was the nation's bread basket until large scale grain production in the mid west overtook local production in the later 19th century. The agricultural economy of the region gradually changed from emphasis on grain production to dairy farming and other alternatives such as canning vegetables, fruits, and animal stock.

Maryland Historical Trust

Maryland Inventory of Historic Properties Form

Inventory No. F-1-100

Name J.C. Osborn-T.L. Thomas Farmstead
Continuation Sheet

Number 8 Page 1

Resource History

The Carroll family was preeminent during Maryland's colonial and early national periods. They held a position of prestige and economic dominance. There were Protestant and Catholic branches of the family, both of which had sons with the name of Charles Carroll in succeeding generations. The Catholic Carrolls were descended from "Charles Carroll, The Settler," who came to Maryland from Ireland in 1688, and who died in 1720. His son was Charles Carroll of Annapolis. The next generation included another Charles Carroll, destined to be owner of Carrollton Manor and signer of the Declaration of Independence. Born in Annapolis in 1737, the younger Charles was sent to England for schooling. Upon His return to America in 1765, he was given the 12,000-acre Carrollton Manor in Frederick County by his father to serve as a source of income.

Charles Carroll of Carrollton, as he was known to distinguish himself from his father, did not live on his Frederick County plantation, but rather leased the land as a number of "manor farms," collecting the annual rents for income.² In 1821, in his 84th year, Charles Carroll of Carrollton began to break-up the Manor, dividing it into large lots of several hundred acres each and conveying them to his children. The February 1821 division, described in Frederick County Land Record J.S. 17, pages 103-106, dated 24 December 1821, included Elizabeth Caton and Louisa Catherine Hervey, both living in Great Britain (Lots One and Two); Catherine and husband Robert Goodloe Harper (Lots Six, Eight, Eleven, and Twelve), and Mary Anne and Robert Patterson (Lot Nine plus 600 acres), all of Baltimore; Emily and John McTavish of Montreal (Lot Five); Mary Sophia and Richard H. Bayard of Philadelphia (Lot Ten); and Elizabeth Chew Carroll (represented by trustees), Harriet Carroll, and Louisa Catherine Carroll (Lots Seven, Three, and Four), all described as daughters of Charles Carroll, Junior.

Mary Sophia (Carroll) and her husband Richard H. Bayard, who received Lot Ten "of the Grand Division of the said Carrollton Manor," apparently subdivided their substantial acreage, eventually selling farm-size (100-200 acres) parcels as well as B & O Railroad right-of-way.³ In 1853, Daniel Rhoades (Rhodes) purchased a 184-acre tract "of Arable land," part of Carrollton Manor Lot Ten. The parcel adjoined the B & O Railroad and the farm of William H. Hoffman on the northwest, the Trap Road (now Mountville Road) on the northeast, and the farm of David Sprecht on the south (now bordered by Doubs Road). The parcel, in the form of a triangle, included the south end of Adamstown, although not mentioned as such in the deed. Williams

² Ann C. Vandevanter, *Anywhere So Long As There Be Freedom*, (Baltimore: Baltimore Museum of Art, 1975), pp. 48-49; describes the Manor as having 3,900 acres under cultivation by as many as 63 tenants c.1775 with an annual rent income of £565. She also cites Richard Caton's "A Brief Statement of Facts in the Management of the Late Mr. Carroll of Carrollton's Moneyed Estate," 1832, which stated an income of \$12,000 from the farms of the Manor in 1812 and \$18,000 in 1832.

³ Frederick Co. Land Record, Deed Book E.S. 3, page 79. Frederick Co. Courthouse, Frederick, MD.

Maryland Historical Trust

Maryland Inventory of Historic Properties Form

Inventory No. F-1-100

Name J.C. Osborn-T.L. Thomas Farmstead
Continuation Sheet

Number 8 Page 2

and McKinsey, writing in 1910, noted that Adamstown, named for Adam Kohlenberg, was established around 1840 (during the Bayard ownership of the land), and that Daniel Rhodes was one of the early settlers there.⁴ The 1858 Bond Map of Frederick County showed the "D. Rhodes" triangular farm adjoining the small village of Adamstown (see attached copy). With his sale of the farm tract in 1864, Rhodes appears to have decided to focus his energy on the Adamstown development. In his deed to John C. Osborn, Daniel reserved a 30-acre parcel from the 184-acre farm adjoining the southeast side of the B & O Railroad and the "road leading from Greenfield Mills to Jefferson."⁵

John C. Osborn (Osborne) owned several other properties in the Buckeystown District, but apparently purchased the subject farmland to build a home farm for his family, which included his orphaned nephew Thomas L. Thomas.⁶ The 1873 Atlas Map of Frederick County showed the location of the Osborn "Res." (residence) on the subject farm (see attached copy). According to Williams' *History of Frederick County*, Thomas L. Thomas took up farming at this location previous to his marriage in 1874 and subsequently "put up a convenient two-story, brick dwelling, a bank barn, and all the necessary buildings."⁷ Although this correctly described the farmstead, clearly the buildings were constructed prior to 1874 as evidenced by the 1873 map.

Despite Williams and McKinsey's glowing view in 1910 of the T. L. Thomas farm as "one of the valuable farms of the district," by 1914, owner of record Mary C. Thomas, T. L. Thomas' wife, had defaulted on the farm's mortgage and it was sold through trustees in 1916 to Eugene Sponseller.⁸ The tract was in fact a tenant farm by that time, the purchase price of \$118.50 per acre including "the landlord's ½ interest in the crop of wheat now on said farm."⁹ Sponseller sold the farm two weeks later to Charles and Mary Joy, who in turn sold it one year later to William and Edith Renn.¹⁰ The Renn family retained the farm until 1980, more than sixty years, when it was sold to Chuck Wade Landscaping, Inc.¹¹ The landscaping company converted the farm to sod production.

⁴ T.J.C. Williams and Folger McKinsey. *History of Frederick County, Maryland*, (Baltimore: Regional Publishing Co., 1979, reprint), Vol. 1, p. 321.

⁵ Frederick Co. Land Record. Deed Book J.W.L.C. 2, page 193. The deed refers to the road in the first description of the whole 184-acre tract as "the road leading from the town of Jefferson to Nowlands [sic] Ferry, commonly called the Trap Road," and in the reserved 30-acre parcel as "the public road from Greenfield Mills to Jefferson," however, both appear to be the same road.

⁶ Williams and McKinsey, p. 1349. Williams noted Thomas' birth in 1848, making him 16 at the time of Osborn's purchase of the farm.

⁷ Ibid.

⁸ Williams and McKinsey, p. 1349; Frederick Co. Land Records, Deed Book WIP 6, page 673 (Thomas L. Thomas to Mary C. Thomas), and Deed Book HWB 308, page 459 (Thomas trustees to John H. Allnutt); this deed noted the sale of several lots between the years 1893 and 1913 which reduced the actual acreage of the farm to 143 acres.

⁹ Frederick Co. Land Record, Deed Book 316, page 218.

¹⁰ Frederick Co. Land Records, Deed Book 316, page 277 (Sponseller to Joy), and Deed Book 320, page 451 (Joy to Renn).

¹¹ Frederick Co. Land Records, Deed Book 1110, page 885 (Renn to Wade), Deed Book 1110, page 888 (mortgage), and 1156, page 504 (equity court reconveyance, Renn to Wade).

Maryland Historical Trust

Maryland Inventory of Historic Properties Form

Inventory No. F-1-100

Name J.C. Osborn-T.L. Thomas Farmstead
Continuation Sheet

Number 8 Page 3

Resource Evaluation

Four farmstead buildings remain from the Osborn/Thomas construction period, including the house, woodshed, wagon shed/corn crib, and barn. Of these the house has had the most dramatic changes made, primarily to the interior wall treatments, windows, and doors. The barn is in remarkably good condition; only the stalls in the lower level have been removed. It appears that the barn was never converted to dairy production. Although Williams and McKinsey, writing in 1910, noted that the farm buildings were constructed by Thomas L. Thomas c. 1874, presence of the residence noted on the 1873 Atlas map and moldings and window treatments on the house indicate the construction date was probably closer to the 1864 purchase of the tract by John C. Osborn.

A cast stone workshop building, probably constructed c. 1920, is also considered contributing to the historic development of the farm. This building was probably constructed by the Renn family and is associated with the growing importance of farm machinery through the early 20th century.

Two non-contributing buildings, a truck garage and an office building, were added after the 1980 purchase by the Chuck Wade Landscaping Company.

9. Major Bibliographical References

Inventory No. F-1-100

"Carrollton Manor," National Register documentation, Paula S. Reed & Assoc., 1996.

"E.D. Zimmerman 'Manor' Property," #F-1-216, MIHP documentation, Paula S. Reed & Assoc., 1996.

Frederick County Land Records, Frederick Co. Courthouse, Frederick, MD.

Vandevanter, Ann C. *Anywhere So Long As There Be Freedom*. Baltimore, MD: Baltimore Museum of Art, 1975.

Williams, T.J.C., and Folger McKinsey. *History of Frederick County, Maryland*. Baltimore, MD: Regional Publishing Co., 1967.

1858, Bond Map of Frederick County, Maryland. Reproduction by Frederick Co. Historical Society, Frederick, MD.

1873, Titus Atlas Map of Frederick County, Maryland. Maryland Room, C. Burr Artz Library, Frederick, MD.

10. Geographical Data

Acreage of surveyed property 139.9 acres

Acreage of historical setting Approximately 5 acres

Quadrangle name Buckeystown

Quadrangle scale 1:24,000

Verbal boundary description and justification

The boundary begins at a point on the farmstead driveway SE of the SE corner of the house, then runs N/NW to a point just beyond the NE corner of the house, then runs SW to a point just beyond the NW corner of the barn, then runs SE to the SW corner of the truck garage, then following the S wall of the truck garage to the beginning point in the driveway.

The boundary includes the farmstead buildings, approximately 5 acres, excluding the remaining 135 acres of farmland now converted to sod production and no longer representative of grain farming (all field delineations have been obliterated).

11. Form Prepared by

name/title Paula S. Reed, PhD., Architectural Historian; Edie Wallace, Historian

organization Paula S. Reed & Associates, Inc.

date 8/12/02

street & number 105 N. Potomac Street

telephone 301-739-2070

city or town Hagerstown

state Maryland

The Maryland Historic Sites Inventory was officially created by an Act of the Maryland Legislature to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 supplement.

The survey and inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

return to: Maryland Historical Trust
DHCD/DHCP
100 Community Place
Crownsville, MD 21032-2023
410-514-7600

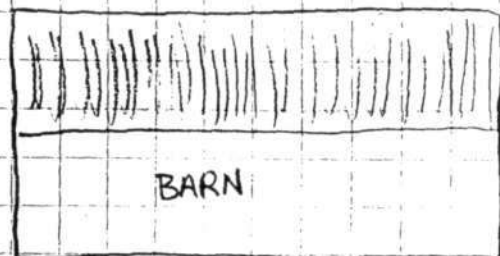
F-1-100

Osborn-Thomas Farmstead

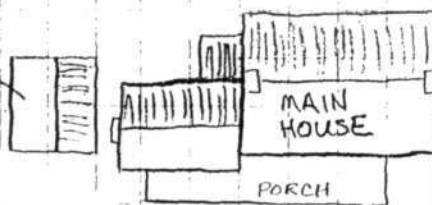
June 25, 2004

Update: Owner reports that all outbuildings have been removed or demolished. Last remaining outbuilding is a concrete block dairy, identified as a workshop on the site sketch plan prepared with the Inventory form. The building's last use was storage. Demolition permit application dated June 22, 1004. Permit also mentions second building, the former office building identified as a prefabricated structure in the inventory form. This building has already been removed.

Janet Davis
Historic Preservation Planner
301-696-2958
jdavis@fredco-md.net



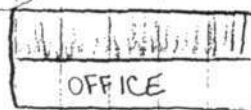
WOOD
SHED



WORK
SHOP



tree

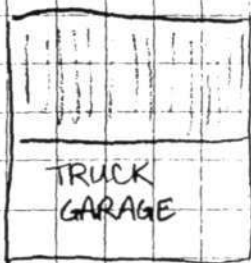


tree

WAGON SHED
CORNER



CORRAL



MIHP#F-1-100
J.C. OSBORN-T.L. THOMAS
FARMSTEAD
FREDERICK CO., MARYLAND
SITE PLAN

NOT TO SCALE

DRIVEWAY

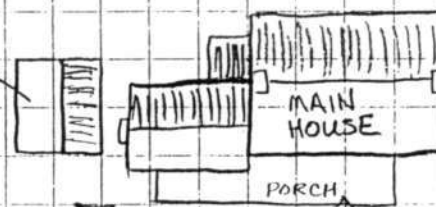


MIHP#F-1-100
J.C. OSBORN-T.L. THOMAS
FARMSTEAD
FREDERICK CO., MARYLAND
SITE PLAN AND
PHOTO VIEWS

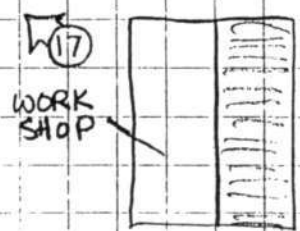
NOT TO SCALE



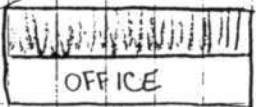
WOOD
SHED



PORCH



tree

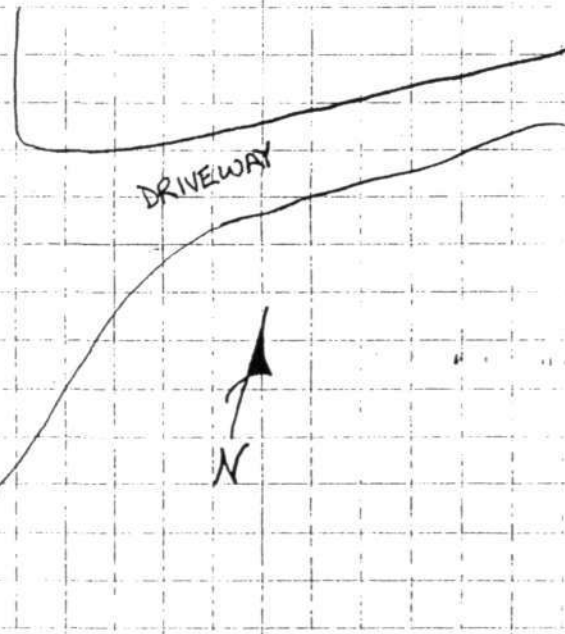
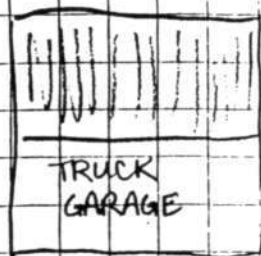


tree

WAGON SHED
CORNER



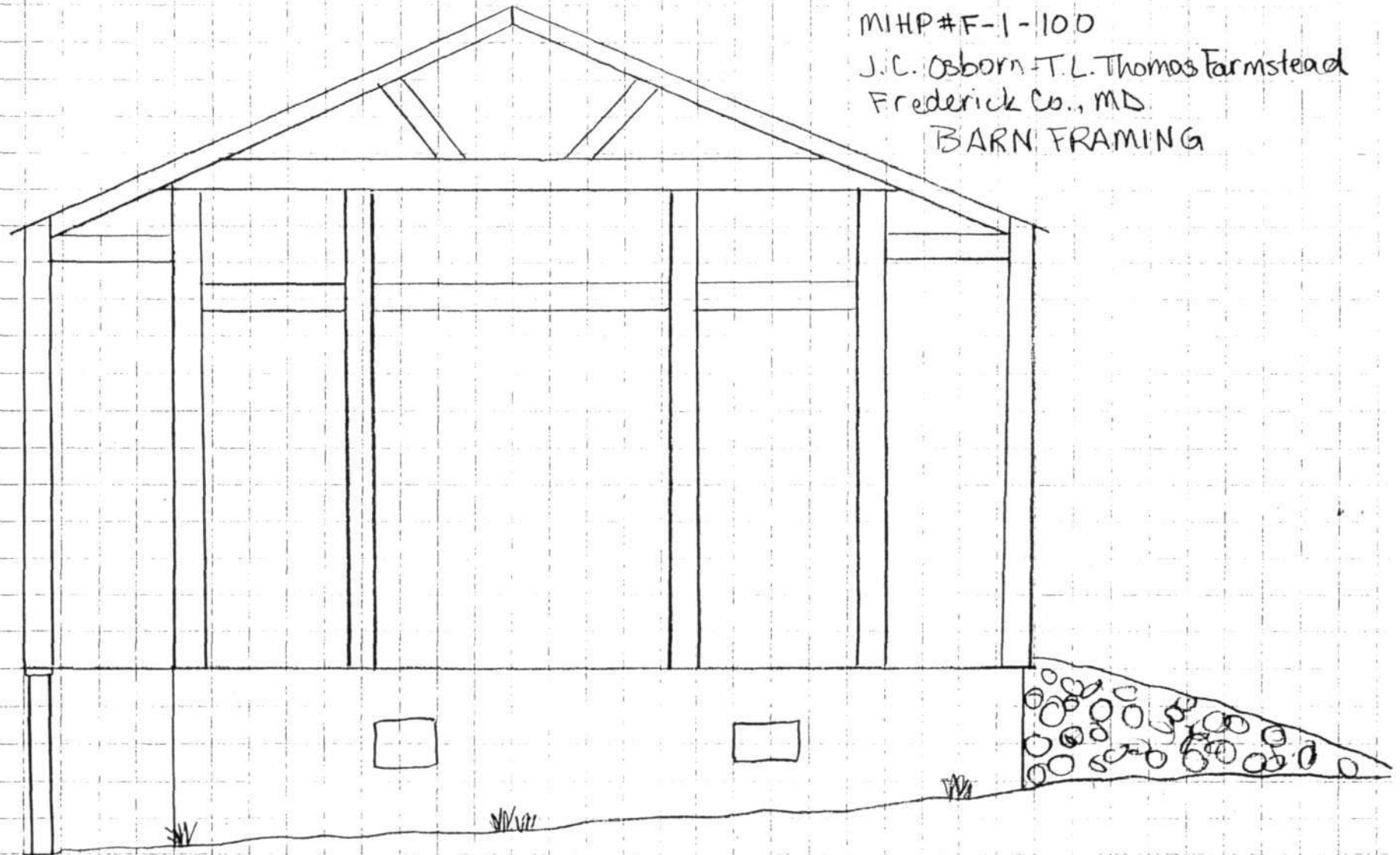
CORRAL



MIHP#F-1-100

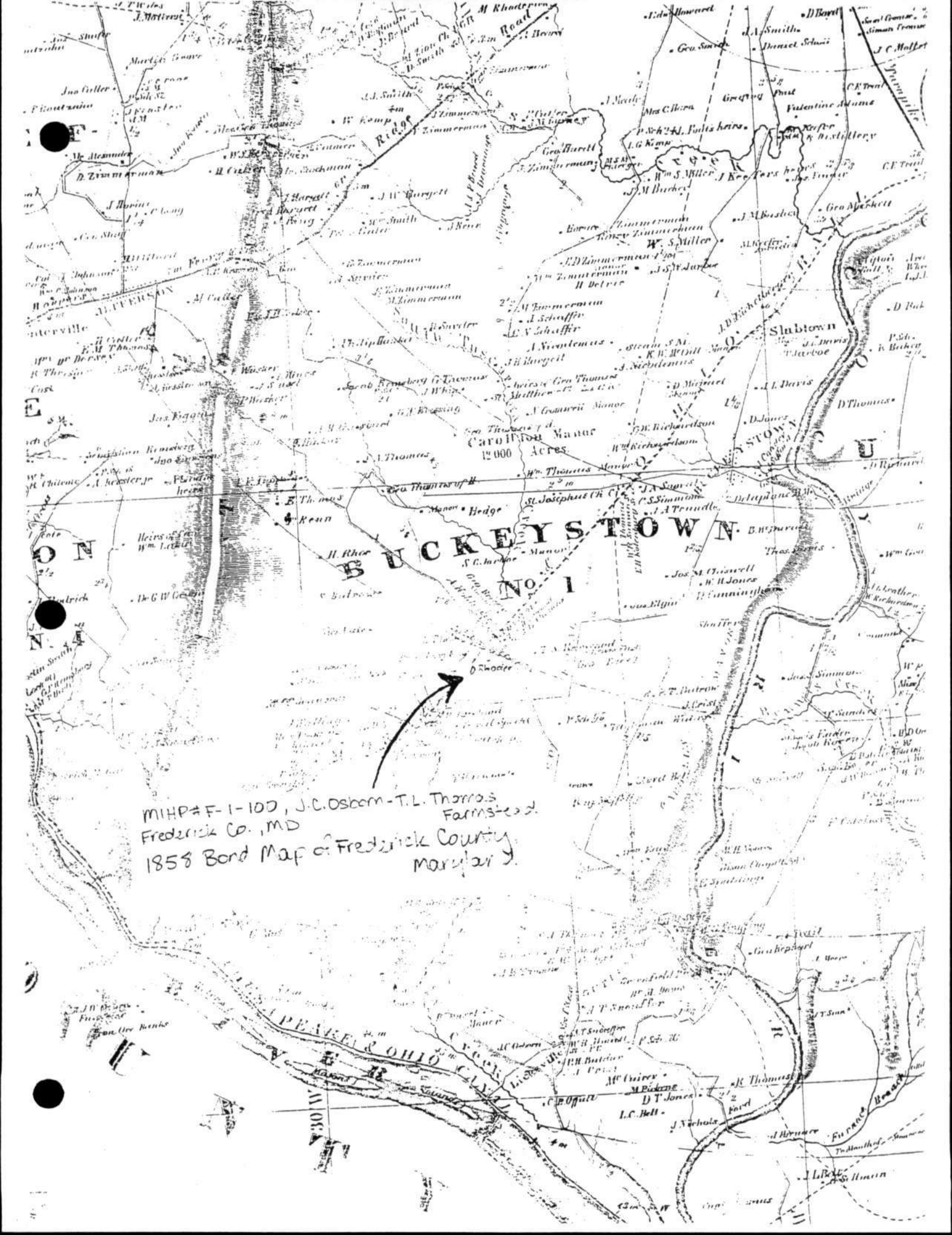
J.C. Osborn-T.L. Thomas Farmstead
Frederick Co., MD

BARN FRAMING



NOT TO SCALE

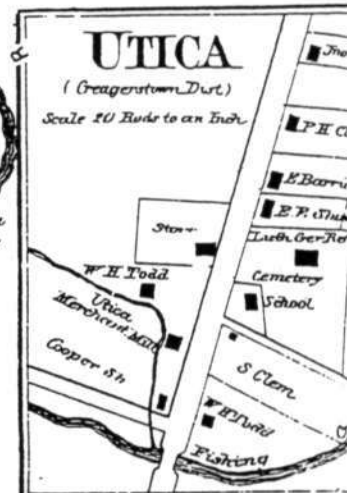
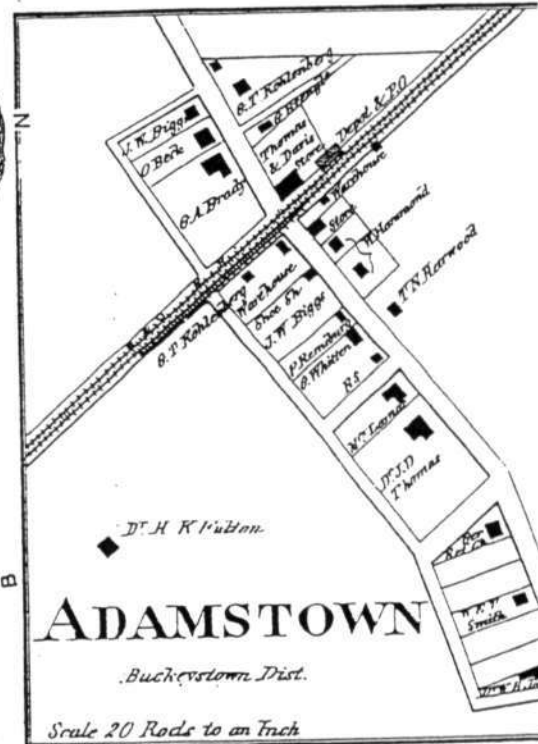
MIHP#F-1-100, J.C. Osborn-T.L. Thorro's
Frederick Co., MD
1858 Bond Map of Frederick County
Maryland



MIHP # F-1-100
J.C. Osborn-T.L. Thomas Farmstead
Frederick Co., MD

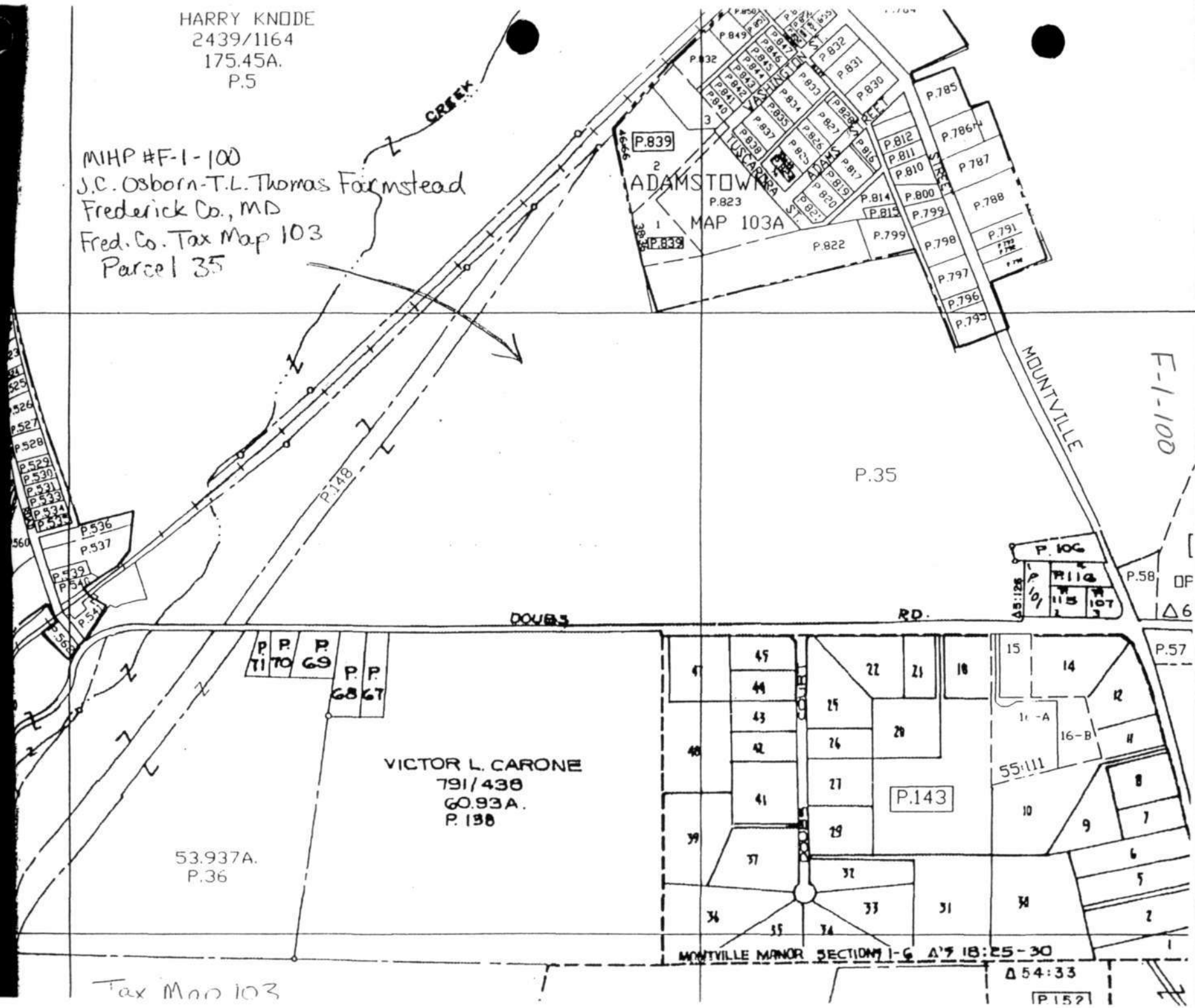
1873 TITUS ATLAS MAP OF
FREDERICK CO., MARYLAND
BUCKEYSTOWN
DIST No. 1

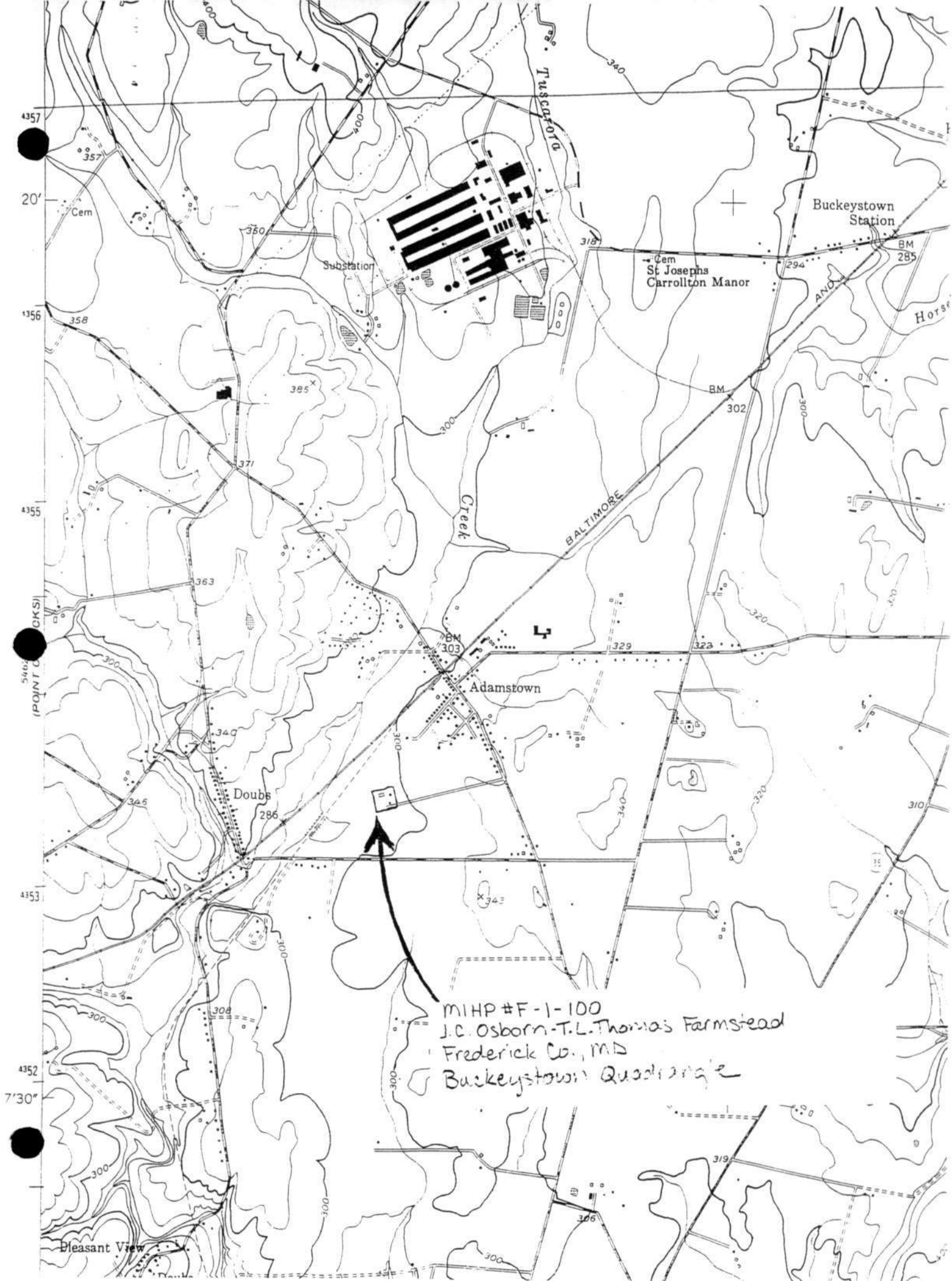
Scale $\frac{1}{3}$ inches to an mile



HARRY KNODE
2439/1164
175.45A.
P.5

MIHP #F-1-100
J.C. Osborn-T.L. Thomas Farmstead
Frederick Co., MD
Fred. Co. Tax Map 103
Parcel 35





MIHP #F-1-100
J.C. Osborn-T.L. Thomas Farmstead
Frederick Co., MD
Buckeystown Quadrangle